

040.0

0003

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

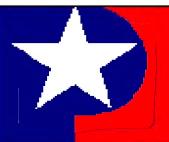
966,200 / 966,200

USE VALUE:

966,200 / 966,200

ASSESSED:

966,200 / 966,200


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
24		CORNELL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TSAOUSIDIS JOHN	
Owner 2: TSAOUSIDIS-SARAVIA BEATRIZ	
Owner 3:	

Street 1: 24 CORNELL ST  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

PREVIOUS OWNER  
Owner 1: DE YOUNG LEO J-ETAL -  
Owner 2: DE YOUNG ELIZABETH E -  
Street 1: 24 CORNELL ST  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474

NARRATIVE DESCRIPTION  
This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R2 TWO FAMIL 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Legal Description							User Acct
							26689
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

PREVIOUS ASSESSMENT								Parcel ID	040.0-0003-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	514,700	7700	4,500.	444,000	966,400	966,400	Year End Roll	12/18/2019
2019	104	FV	385,700	4700	4,500.	471,800	862,200	862,200	Year End Roll	1/3/2019
2018	104	FV	385,700	4700	4,500.	344,100	734,500	734,500	Year End Roll	12/20/2017
2017	104	FV	362,700	4700	4,500.	299,700	667,100	667,100	Year End Roll	1/3/2017
2016	104	FV	362,700	4700	4,500.	255,300	622,700	622,700	Year End	1/4/2016
2015	104	FV	324,800	4700	4,500.	249,800	579,300	579,300	Year End Roll	12/11/2014
2014	104	FV	324,800	4700	4,500.	205,400	534,900	534,900	Year End Roll	12/16/2013
2013	104	FV	337,300	4700	4,500.	195,400	537,400	537,400		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
DE YOUNG LEO J-	38290-299		3/12/2003		445,000	No	No						
	6760-481		1/1/1901	Family		No	No	N					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/18/2003	435	Manual	5,000					repair beams/walls	11/8/2018	MEAS&NOTICE	HS	Hanne S			
3/28/2003	206	Renovate	30,000					New Kit, Bath, win	4/15/2009	Measured	189	PATRIOT			
									3/2/2000	Mailer Sent					
									2/28/2000	Measured	263	PATRIOT			
									8/19/1993		MF				

Sign: VERIFICATION OF VISIT NOT DATA   /  /

**EXTERIOR INFORMATION**

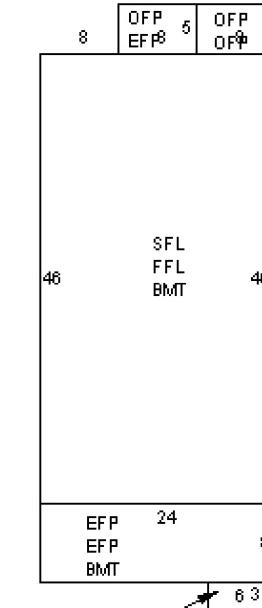
Type:	13 - Multi-Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRs: 4
	Baths: 2	HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
1	6	2
1	5	2
2	11	4

**RES BREAKDOWN**

Basic \$ / SQ:	170.00	
Size Adj.:	1.12554348	
Const Adj.:	0.98980200	
Adj \$ / SQ:	189.391	
Other Features:	122298	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	632116	
Depreciation:	117574	
Depreciated Total:	514542	
WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 189.39
Special Features:	0	Val/Su Net: 126.54
Final Total:	514500	Val/Su SzAd: 233.02

PARCEL ID	040.0-0003-0005.0				
Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,296	56.820	73,635	
FFL	First Floor	1,104	189.390	209,088	
SFL	Second Floor	1,104	189.390	209,088	
EFP	Enclos Porch	424	33.300	14,120	
OPF	Open Porch	138	28.170	3,887	
Net Sketched Area:		4,066	Total:	509,818	
Size Ad	2208	Gross Are	4066	FinArea	2208

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,296	56.820	73,635						
FFL	First Floor	1,104	189.390	209,088						
SFL	Second Floor	1,104	189.390	209,088						
EFP	Enclos Porch	424	33.300	14,120						
OPF	Open Porch	138	28.170	3,887						
Net Sketched Area:		4,066	Total:	509,818						
Size Ad	2208	Gross Are	4066	FinArea	2208					

**IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1 18X20	A	AV	1924	21.94	T	40	104			4,700		4,700
8	Pool A-O	D	Y	1 22	A	AV	2016	51.70	T	5	104			1,100		1,100
22	Wood Deck	D	Y	1 13X13	A	AV	2010	11.92	T	7.2	104			1,900		1,900